

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 21st day of October, 2004, by St. Joe Land and Development Company, whose mailing addresss is 1400 Oven park Drive, Tallahassee, FL 32308 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

- 1) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
- 2) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
- 3) Removal or destruction of trees, shrubs or other vegetation, except as provided in Exhibit "B", which is attached hereto.
- 4) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
- 5) Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
- 6) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
- 7) Acts or uses detrimental to such retention of land or water areas.

- 8) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

The activities described on Exhibit "B", "Conservation Management Plan", which is attached hereto and expressly incorporated herein, shall be conducted by the Grantor as a condition of this conservation easement.

It is understood that the granting of this easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

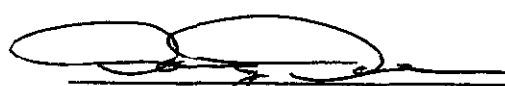
Where the context of this easement requires, allows or permits, the same shall include the successors or assign of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

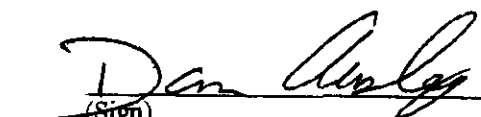
GRANTOR

St. Joe Land and Development Company

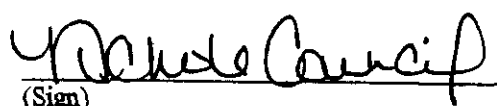

(Signature of Officer or Agent)

Doug Dane

WITNESSES:


(Sign)

Dan Ausley
(Print Name)


(Sign)

Nichole Council
(Print Name)

STATE OF FL
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 20th day of Oct.

_____, by Douglas J. Dane
(name of officer or agent)

St. Joe Land, a Delaware corporation,
(name of corporation acknowledging) (state or place of incorporation)

on behalf of the corporation. He/she is personally known to me or has produced _____
(type of identification)

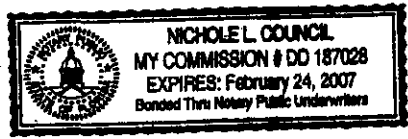
as identification.

Nichole L Council
(Signature of Notary)

Nichole L Council
(Print, Type, or Stamp of Notary)

Exec Assistant
(Title or Rank)

(Serial Number, If Any)



50.96 ACRES TOTAL
2.21 ACRES IN SECTION 21
48.75 ACRES IN SECTION 20

1.00 ACR (CONSERVATION EASEMENT #1)
1.00 ACR (CONSERVATION EASEMENT #2)
1.00 ACR (CONSERVATION EASEMENT #3)
1.07 ACR (CONSERVATION EASEMENT #4)

LINE TABLE			
LINE	DESCRIPTION	AMOUNT	TOTAL
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

LEGEND

- [illegible]

1. Not valid without the signature and the original redub seal of a Florida licensed surveyor and mapmaker.
2. No improvements were located in this survey other than those shown.
3. No underground encroachments were located in this survey.
4. Bearings based on Florida State Plane Coordinates, North Zone.
5. Boundaries established using a benchmark previously set by this firm.
6. See attached sheet for local description.

SKETCH OF CONSERVATION EASEMENTS FOR ST. JOE LAND

PREPARED BY
EDWIN G BROWN AND ASSOCIATES, INC.
ONE CHALMERS BLDG. P.O. BOX 200 CHICAGO, ILL. 60601 (312) 581-0100

I hereby certify that this is a true and correct representation of the property shown herein and that this survey meets the minimum technical standards for land surveys (Chapter 68017, Florida Administrative Code.)

The undersigned purveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

WILLIAM A. BROWN
Beverly Hills, California
Phone: 345-1234
(LA 345-1234)

DATE	OCTOBER 12, 2006	DRAWN BY	SNM	CHECKED BY	WOB
VERSION	UPDATED TEXT SIZE	SCALE	1"=200'		
		DATE	SEPTEMBER 26, 2004		
		JOB NO.	752		
			02-452	25753	

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

2
59

October 6, 2005

ST. JOE LAND

EXHIBIT "A"
PAGE 2 OF 5
1.33 ACRES
CONSERVATION EASEMENT #1

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Begin at a Concrete monument marking the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 2 East, Leon County, Florida, said point being the POINT OF BEGINNING; thence North 00 degrees 05 minutes 35 seconds East, a distance of 150.36 feet to a rod and cap; thence South 89 degrees 45 minutes 30 seconds East, a distance of 458.22 feet; thence South 22 degrees 19 minutes 26 seconds West, a distance of 21.58 feet; thence North 89 degrees 45 minutes 30 seconds West, a distance of 420.09 feet; thence South 00 degrees 15 minutes 22 seconds West, a distance of 2,007.92 feet; thence North 89 degrees 44 minutes 14 seconds West, a distance of 29.81 feet; thence North 00 degrees 15 minutes 46 seconds East, a distance of 1,877.55 feet to the POINT OF BEGINNING, 1.58 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

02-452PSC:25753

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

October 6, 2005

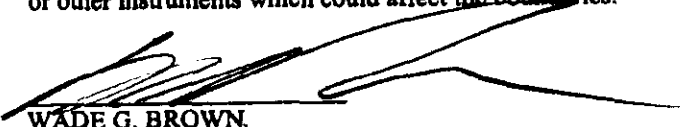
ST. JOE LAND

EXHIBIT "A"
PAGE 3 OF 5
1.58 ACRES
CONSERVATION EASEMENT #2

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a Concrete monument marking the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 2 East, Leon County, Florida; thence North 00 degrees 05 minutes 35 seconds East, a distance of 150.36 feet to a rod and cap; thence South 89 degrees 45 minutes 30 seconds East, a distance of 469.27 feet to a rod and cap to the point of curve of a non tangent curve to the right, a radial distance of 268.07 feet; thence northeasterly along the arc, through a central angle of 06 degrees 55 minutes 40 seconds, a distance of 32.41 feet, chord of said arc being North 28 degrees 59 minutes 05 seconds East, 32.39 feet to a rod and cap; thence North 32 degrees 09 minutes 50 seconds East, a distance of 131.01 feet to a rod and cap lying on the Southerly right of way of Williams Road to the point of curve of a non tangent curve to the right, a radial distance of 1,475.81 feet; thence southeasterly along the arc, through a central angle of 02 degrees 20 minutes 01 seconds, a distance of 60.11 feet, chord of said arc being South 61 degrees 10 minutes 18 seconds East, 60.10 feet to a rod and cap; thence South 32 degrees 09 minutes 50 seconds West, a distance of 134.66 feet to a rod and cap to the point of curve of a non tangent curve to the left, a radial distance of 208.07 feet; thence southwesterly along the arc, through a central angle of 07 degrees 50 minutes 15 seconds, a distance of 28.46 feet, chord of said arc being South 28 degrees 34 minutes 06 seconds West, 28.44 feet to a rod and cap; thence South 50 degrees 09 minutes 41 seconds East, a distance of 10.34 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 50 degrees 09 minutes 43 seconds East, a distance of 894.44 feet; thence South 00 degrees 16 minutes 30 seconds West, a distance of 577.18 feet; thence North 89 degrees 43 minutes 30 seconds West, a distance of 182.38 feet; thence South 00 degrees 16 minutes 30 seconds West, a distance of 752.19 feet; thence North 89 degrees 43 minutes 30 seconds West, a distance of 19.67 feet; thence North 00 degrees 11 minutes 48 seconds East, a distance of 69.39 feet; thence North 26 degrees 55 minutes 30 seconds West, a distance of 291.43 feet; thence North 57 degrees 16 minutes 54 seconds West, a distance of 235.79 feet; thence North 32 degrees 43 minutes 06 seconds East, a distance of 20.00 feet; thence South 57 degrees 16 minutes 54 seconds East, a distance of 241.21 feet; thence South 26 degrees 55 minutes 30 seconds East, a distance of 257.80 feet; thence North 00 degrees 15 minutes 34 seconds East, a distance of 658.93 feet; thence South 89 degrees 43 minutes 30 seconds East, a distance of 182.38 feet; thence North 00 degrees 16 minutes 30 seconds East, a distance of 547.76 feet; thence North 50 degrees 09 minutes 43 seconds West, a distance of 878.12 feet; thence North 20 degrees 48 minutes 18 seconds East, a distance of 21.16 feet to the POINT OF BEGINNING, 1.33 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


WADE G. BROWN.
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

02-452PSC:25753

2813 Crawfordville Hwy * P.O. Box 625 * Crawfordville, Florida 32326
(850) 926-3016 * FAX (850) 926-8180

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

October 6, 2005

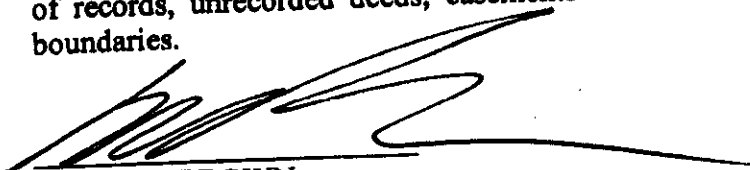
ST. JOE LAND

EXHIBIT "A"
PAGE 4 OF 5
0.68 ACRES
CONSERVATION EASEMENT #3

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a Concrete monument marking the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 2 East, Leon County, Florida; thence South 00 degrees 15 minutes 46 seconds West, a distance of 1,877.55 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 89 degrees 44 minutes 14 seconds East, a distance of 29.81 feet; thence South 49 degrees 26 minutes 26 seconds East, a distance of 36.47 feet; thence South 79 degrees 32 minutes 22 seconds East, a distance of 143.12 feet; thence North 78 degrees 13 minutes 15 seconds East, a distance of 115.69 feet; thence South 62 degrees 47 minutes 55 seconds East, a distance of 90.70 feet; thence South 43 degrees 39 minutes 25 seconds East, a distance of 59.67 feet to a point lying on the Northerly right of way of Tram Road; thence North 89 degrees 21 minutes 45 seconds West, a distance of 433.89 feet to a concrete monument; thence North 00 degrees 15 minutes 47 seconds East, a distance of 106.03 feet to the POINT OF BEGINNING, 0.68 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

02-452PSC:25753

**Edwin G. Brown
& Associates, Inc.**

SURVEYORS * MAPPERS * ENGINEERS

2
8 9

October 6, 2005

ST. JOE LAND

**EXHIBIT "A"
PAGE 5 OF 5
3.87 ACRES
CONSERVATION EASEMENT #4**

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at a Concrete monument marking the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 28, Township 1 South, Range 2 East, Leon County, Florida; thence South 00 degrees 15 minutes 46 seconds West, a distance of 1,983.58 feet to a concrete monument lying on the Northerly right of way of Tram Road; thence run along said right of way as follows: South 89 degrees 21 minutes 45 seconds East, a distance of 1,036.48 feet to a rod and cap marking the POINT OF BEGINNING; thence from said POINT OF BEGINNING run North 89 degrees 21 minutes 45 seconds West, a distance of 335.38 feet; thence leaving said right of way run North 58 degrees 30 minutes 55 seconds West, a distance of 122.67 feet; thence North 42 degrees 46 minutes 04 seconds West, a distance of 83.19 feet; thence North 22 degrees 06 minutes 20 seconds West, a distance of 91.04 feet; thence North 01 degrees 13 minutes 36 seconds East, a distance of 102.05 feet; thence North 50 degrees 34 minutes 31 seconds East, a distance of 117.33 feet; thence North 62 degrees 09 minutes 39 seconds East, a distance of 86.14 feet; thence South 68 degrees 04 minutes 02 seconds East, a distance of 84.86 feet; thence South 60 degrees 44 minutes 13 seconds East, a distance of 89.25 feet; thence South 57 degrees 18 minutes 29 seconds East, a distance of 208.41 feet; thence South 17 degrees 24 minutes 48 seconds East, a distance of 37.04 feet; thence South 89 degrees 43 minutes 30 seconds East, a distance of 19.67 feet; thence South 00 degrees 16 minutes 30 seconds West, a distance of 206.65 feet to the POINT OF BEGINNING, 3.87 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

02-452PSC:25753

2
9 9

EXHIBIT "B"

CONSERVATION MANAGEMENT PLAN

- 1) Maintenance of the conservation easement areas shall be the responsibility of the property owner upon whose property a given conservation easement area or portion thereof is located. An individual lot owner will only be responsible for the maintenance of that portion of each conservation easement area located on the lot owner's property.
- 2) Property owners on lots eight (8) and nine (9), as shown on exhibit "A" attached hereto, shall not perform any maintenance activities in the areas described as wetlands on the approved Environmental Management Permit, LEM 04-00068, available from Leon County Growth and Environmental Management, 3401 W. Tharpe St., Tallahassee, Florida 32303.
- 3) Eradication of invasive and nuisance plant species may be accomplished through the application of herbicides or by physical removal of such plants. Herbicides must be applied in accordance with the manufacturer's labeling. As used herein, "invasive" species are those plants listed by the Florida Exotic Pest Plant Council's (EPCC) list of invasive species. "Nuisance" species are native plants not listed by the EPCC but are considered undesirable due to their competitive effects, such as grapevine, cattail, dog fennel, cat briar, etc. Leon County must be contacted prior to the eradication of nuisance plants to ensure the County agrees with designating the particular plant species as being a nuisance species.
- 4) Any other activities where specifically authorized by Environmental Management Permit LEM 04-00068, issued by the Leon County Department of Growth and Environmental Management.